

PAD FOR SALE / QSR OPPORTUNITY

Dahlia & Almond

DAHLIA STREET & ALMOND STREET, KLAMATH FALLS, OR 97601



SITE

Prime development site in growing Klamath Falls corridor

CONTACT

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High-visibility corner lot near major employers

PROPERTY SUMMARY – LAND FOR LEASE

Dahlia St & Almond St | Klamath Falls, OR
±0.91 Acres | Prime Development Opportunity

Located at the intersection of Dahlia and Almond streets, this ±0.91-acre parcel offers an excellent opportunity for development in a growing area of Klamath Falls. With close proximity to Highway 97, Sky Lakes Medical Center, and Oregon Institute of Technology (Oregon Tech), this site is strategically positioned to serve both local residents and a steady flow of visitors.

The property is just 9 minutes from downtown Klamath Falls and 10 minutes from Washburn Way, providing easy access to key commercial corridors and amenities. It's also directly adjacent to a new mixed-use development featuring a hotel concept and Starbucks, adding immediate visibility and potential foot traffic.

PROPERTY HIGHLIGHTS

- ±0.91 acres of leasable land
- Prominent corner lot at Dahlia & Almond streets
- Minutes from Hwy 97, downtown Klamath Falls, and Washburn Way
- Close to major employers and institutions: Sky Lakes Medical Center & Oregon Tech
- Adjacent to new development featuring a hotel and Starbucks
- Ideal for retail, drive-thru, medical, or service-based concepts
- Strong potential for build-to-suit or ground lease options





Located in a high growth area just off Hwy 97 south of Upper Klamath Lake

AREA HIGHLIGHTS

- Great visibility from Hwy 39 and Bus 97
- Nearby revenue generators include:
 - Oregon Tech University with travelling professors and long-term contract employees
 - SkyLakes Medical Center with 200+ hospital beds (Level 3 Trauma Center), travelling doctors and nurses
 - Union Pacific Railroad's long-term stays, BNSF's workers, tourists (many stay 1 week+ to visit Crater Lake National Park - Oregon's only National Park)
 - Klamath Basin National Wildlife Refuges Complex
 - Lava Beds National Monument
 - Military Air Base (Kingsley Field)

TRAFFIC COUNTS

- Hwy 97 – 16,488 ADT ('22)
- Campus Drive – 13,960 ADT ('22)



MARKET DATA

- Area has a tremendous population growth rate, evidenced by many retailers incoming or interested to enter the market including Trader Joe's and Chipotle Mexican Grill. Lots of new homes / housing being built as well in the market.
- Klamath Falls has 20,000 people, but Altamont which is immediately adjacent and in unincorporated Klamath County (same trade area) has another 20,000 residents, bringing the population up to 40,000, making it larger than Redmond, Grants Pass, and nearly as large as Albany.
- Klamath County is also the 15th largest county in Oregon out of a total of 36 counties and has over 75K+ residents.



SKY LAKES MEDICAL CENTER

- Sky Lakes Medical Center has 200+ hospital beds (Level 3 Trauma Center) with travelling doctors and nurses. The hospital and its clinics have more than 1,700 employees.
- Sky Lakes Medical Center is a not-for-profit, community focused, internationally accredited acute-care teaching hospital dedicated to the people it serves. As a leader in the healthcare industry, Sky Lakes is also an economic and social asset for the community.
- Sky Lakes serves more than 80,000 people in Klamath and Lake counties in south-central Oregon, and Modoc and Siskiyou counties in northern California.
- As the only hospital in a 10,000-square-mile area, Sky Lakes combines small-town charm and neighborliness with big-city medical expertise in our facility.



OREGON INSTITUTE OF TECHNOLOGY (OREGON TECH UNIVERSITY)

- Founded in 1947 as an institution to train and re-educate World War II veterans, Oregon Tech has grown immensely in size, scope, and service. Today, they're accredited by the Northwest Commission on Colleges and Universities and the student population is near 5,000, with an average student-to-faculty ratio of 16:1.
- In 2021, the Oregon Legislature designated Oregon Tech "Oregon's Polytechnic University." As a polytechnic university, they specialize in engineering, technology, healthcare, business, communication and applied sciences such as psychology and environmental science. The faculty and industry partners work hard to ensure students have the resources and training to tackle the challenges of both today and tomorrow.
- Recent Oregon Tech graduates earn a median starting salary of \$60,000.





APPLICANT/OWNER:	JOHN ZEHN TOKYROL CORP 9773 SE DIVISION ST. SUITE 210 PORTLAND, OR 97266 (541) 992-6820
AGENT/ENGINEER:	ZACHARY A. STOKES, PE CONTACT: MALIA WATERS ZCS ENGINEERING & ARCHITECTURE 900 KLAMATH AVE KLAMATH FALLS, OREGON 97601 (541) 884-7421
SITE LOCATION:	N CORNER OF DAKOTA ST AND ALMOND ST KLAMATH FALLS, OREGON 97601 T38S-R09E-S20BD
MTL:	3809-0028D-0230D
LOT SIZE:	40.90 ACRES
ZONING (CURRENT):	AMP - APARTMENT/MEDICAL PROFESSIONAL
ZONING (PROPOSED):	NC - NEIGHBORHOOD COMMERCIAL

SITE ANALYSIS:

BUILDING	= 3,800 sf	= 0.09 acres	= 8.9 %
PARKING	= 20,000 sf	= 0.46 acres	= 10.0 %
SIDEWALKS	= 2,725 sf	= 0.06 acres	= 0.6 %
LANDSCAPING	= 13,015 sf	= 0.30 acres	= 3.0 %
TOTAL		= 0.91 acres	= 100.0 %

VEHICLE PARKING REQUIREMENTS:

RESTAURANT (1 PER/100 SF) 3,800 SF = 36 STALLS

TOTAL REQUIRED PARKING = 36 STALLS

REQUIRED ADA STALLS = 2 STALLS

BIKE 10/AC (1 PER/2 VEHICLE STALLS) = 3 STALLS

AVAILABLE PARKING

REGULAR	34 STALLS
ADA	2 STALLS
BIKE	3 STALLS

TOTAL AVAILABLE = 39 STALLS

LANDSCAPING:

LANDSCAPING REQUIRED = 10% OF PARKING = 2,000 sf

LANDSCAPING PROVIDED = = 13,015 sf

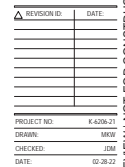
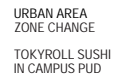
DRIVEWAYS:

PROPOSED DRIVEWAYS = 2 TOWEL CLOVERDAHLIA

COMMERCIAL TYPE 24' WIDE, TYPICAL

1. PROPOSED SINGLE STORY 3,800-SQ-FOOT BUILDING (3,800-SQ-FOOT RESTAURANT, 200-SQ-FOOT VESTIBULE/STAIRROOM)
2. PROPOSED UNCOVERED 6' TALL TRASH ENCLOSURE.
3. PROPOSED DRIVE-THRU LANE WITH QUEUING FOR 8 VEHICLES
4. PROPOSED DRIVE-THRU ORDERING PEDESTAL
5. PROPOSED 24 COMMERCIAL DRIVING APPROACH
6. PROPOSED MONUMENTAL STAIRCASE CONFIGURATION WITH WALLS AND HANDRAIL
7. PROPOSED ACCESSIBLE RAMP CONFIGURATION WITH WALLS AND HANDRAIL
8. PROPOSED SITE RETAINING WALL
9. PROPOSED ASPHALT PARKING AND MANEUVERING AREA.
10. PROPOSED CONCRETE SIDEWALK
11. PROPOSED UNCOVERED BICYCLE PARKING (3 STALLS)
12. PROPOSED ACCESSIBLE PARKING STALL WITH ACCESSIBLE ASIDE-ENTRY ENTRANCE (2 TOTAL, 1 VEH ACCESSIBLE)
13. PROPOSED 6" WIDE PUBLIC CONCRETE SIDEWALK ALONG FRONT PROPERTY FRONTAGE ON GLOVER, DAHLIA, AND ALMOND STREETS
14. PROPOSED STORMWATER CONVEYANCE SINKALE
15. EXISTING FIRE HYDRANT
16. PROPOSED FIRE SERVICE WATER MAIN AND TCO CONNECTION
17. PROPOSED DOMESTIC VALET METER AND BACKFLOW PREVENTION
18. PROPOSED SANITARY SEWER SERVICE WITH GREASE INTERCEPTOR
19. PROPOSED SITE LIGHTING
20. PROPOSED LANDSCAPE PLANTER.

1. ALL STORMWATER WILL SHEET FLOW TO AREA INLETS WHICH WILL BE COLLECTED BY AN UNDERGROUND PIPE NETWORK WHICH WILL DISCHARGE TO A SURFACE SWALE PRIOR TO BEING RELEASED FROM THE SITE. STORMWATER MAY HAVE MULTIPLE POINTS OF DISCHARGE.
2. NO EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT.



AGENCY REVIEW | NOT FOR CONSTRUCTION

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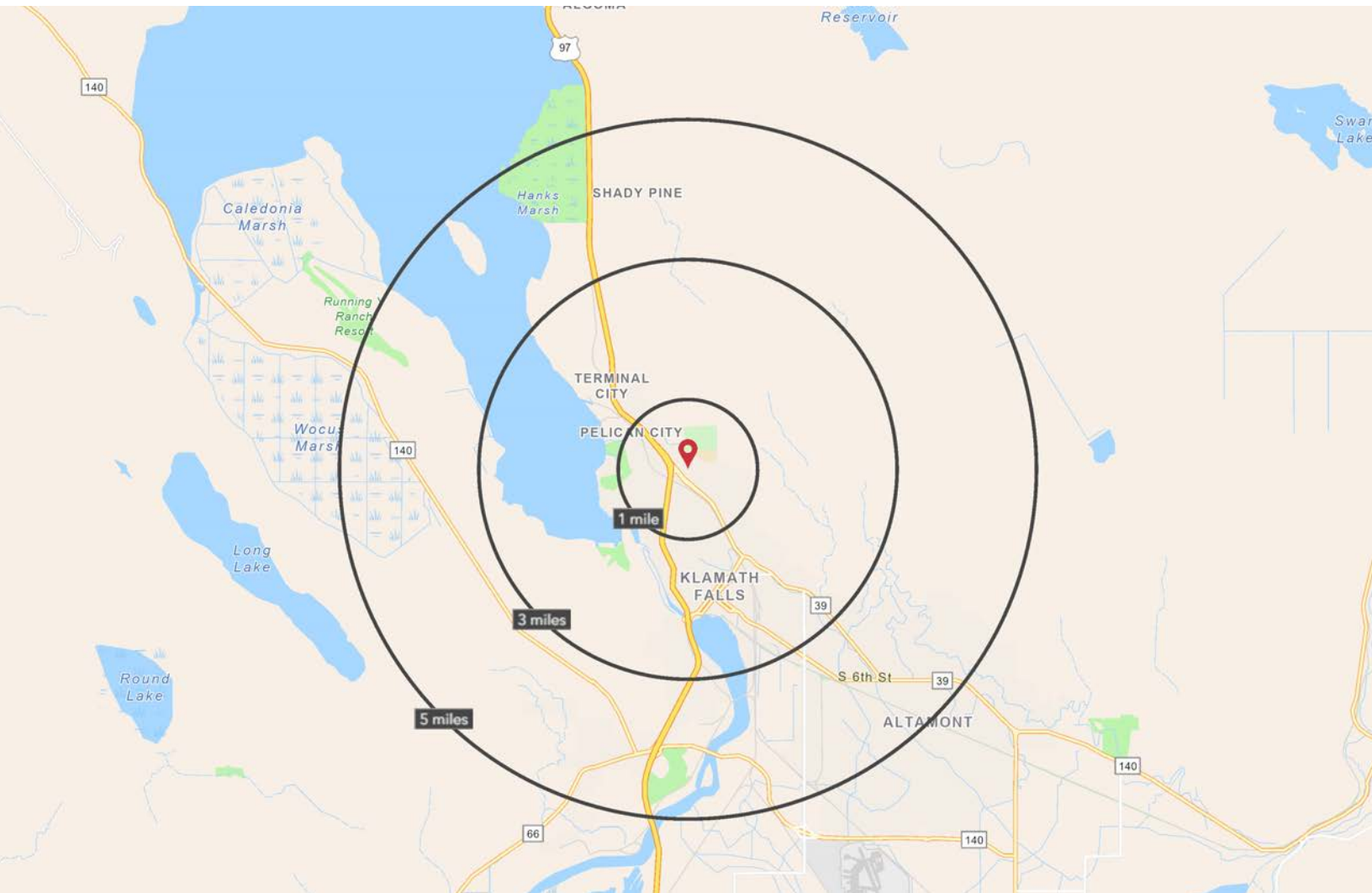
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Klamath Falls Trade Area

Estimated Drive Times:
Washburn Way - 3.7 mi/10 min
Downtown Klamath Falls - 2.4 mi/9 min



Demographics



	1 MILE	3 MILE	5 MILE
Estimated Total Population 2024	5,077	18,217	34,529
Projected Total Population 2029	5,152	18,436	34,957
Average HH Income	\$98,253	\$77,461	\$73,372
Median Home Value	\$332,812	\$304,820	\$276,534
Estimated Total Households	1,941	7,823	14,413
Daytime Demographics	7,260	21,724	39,985
Some College or Higher	67%	55%	53%

Source: ESRI - 2024

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Demographics — Full Profile



Executive Summary

Almond St & Dahlia St, Klamath Falls, Oregon, 97601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.25018
Longitude: -121.78977

	1 mile	3 miles	5 miles
Population			
2010 Population	4,823	17,544	32,845
2020 Population	4,972	17,908	33,766
2024 Population	5,077	18,217	34,529
2029 Population	5,152	18,436	34,957
2010-2020 Annual Rate	0.30%	0.21%	0.28%
2020-2024 Annual Rate	0.49%	0.40%	0.53%
2024-2029 Annual Rate	0.29%	0.24%	0.25%
2020 Male Population	50.6%	50.1%	49.7%
2020 Female Population	49.4%	49.9%	50.3%
2020 Median Age	34.9	36.9	38.0
2024 Male Population	51.1%	50.7%	50.3%
2024 Female Population	48.9%	49.3%	49.7%
2024 Median Age	35.2	37.3	38.4

In the identified area, the current year population is 5,077. In 2020, the Census count in the area was 4,972. The rate of change since 2020 was 0.49% annually. The five-year projection for the population in the area is 5,152 representing a change of 0.29% annually from 2024 to 2029. Currently, the population is 51.1% male and 48.9% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	78.4%	75.1%	75.6%
2024 Black Alone	0.9%	1.2%	1.1%
2024 American Indian/Alaska Native Alone	4.0%	4.5%	4.3%
2024 Asian Alone	2.3%	1.9%	1.6%
2024 Pacific Islander Alone	0.5%	0.3%	0.2%
2024 Other Race	3.9%	5.8%	6.1%
2024 Two or More Races	10.0%	11.3%	11.2%
2024 Hispanic Origin (Any Race)	11.7%	15.0%	15.6%

Persons of Hispanic origin represent 11.7% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	85	64	60
2010 Households	1,811	7,265	13,442
2020 Households	1,871	7,570	13,984
2024 Households	1,941	7,823	14,413
2029 Households	1,993	7,995	14,709
2010-2020 Annual Rate	0.33%	0.41%	0.40%
2020-2024 Annual Rate	0.87%	0.78%	0.71%
2024-2029 Annual Rate	0.53%	0.44%	0.41%
2024 Average Household Size	2.33	2.23	2.33

The household count in this area has changed from 1,871 in 2020 to 1,941 in the current year, a change of 0.87% annually. The five-year projection of households is 1,993, a change of 0.53% annually from the current year total. Average household size is currently 2.33, compared to 2.37 in the year 2020. The number of families in the current year is 1,053 in the specified area.

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Demographics — Full Profile



Executive Summary

Almond St & Dahlia St, Klamath Falls, Oregon, 97601
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.25018
Longitude: -121.78977

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	34.7%	43.3%	37.5%
Median Household Income			
2024 Median Household Income	\$60,118	\$44,052	\$46,115
2029 Median Household Income	\$72,622	\$51,270	\$53,422
2024-2029 Annual Rate	3.85%	3.08%	2.99%
Average Household Income			
2024 Average Household Income	\$98,253	\$77,461	\$73,372
2029 Average Household Income	\$113,195	\$90,586	\$86,123
2024-2029 Annual Rate	2.87%	3.18%	3.26%
Per Capita Income			
2024 Per Capita Income	\$38,795	\$32,993	\$30,806
2029 Per Capita Income	\$45,210	\$38,962	\$36,454
2024-2029 Annual Rate	3.11%	3.38%	3.42%
GINI Index			
2024 Gini Index	45.6	51.0	48.8
Households by Income			

Current median household income is \$60,118 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$72,622 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$98,253 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$113,195 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,795 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$45,210 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	73	58	67
2010 Total Housing Units	2,013	8,221	15,113
2010 Owner Occupied Housing Units	1,004	3,452	7,151
2010 Renter Occupied Housing Units	807	3,813	6,291
2010 Vacant Housing Units	202	956	1,671
2020 Total Housing Units	2,043	8,369	15,320
2020 Owner Occupied Housing Units	1,024	3,548	7,371
2020 Renter Occupied Housing Units	847	4,022	6,613
2020 Vacant Housing Units	169	806	1,340
2024 Total Housing Units	2,095	8,533	15,605
2024 Owner Occupied Housing Units	1,091	3,793	7,826
2024 Renter Occupied Housing Units	850	4,030	6,587
2024 Vacant Housing Units	154	710	1,192
2029 Total Housing Units	2,137	8,671	15,843
2029 Owner Occupied Housing Units	1,150	4,003	8,205
2029 Renter Occupied Housing Units	842	3,993	6,504
2029 Vacant Housing Units	144	676	1,134
Socioeconomic Status Index			
2024 Socioeconomic Status Index	48.2	43.0	43.2

Currently, 52.1% of the 2,095 housing units in the area are owner occupied; 40.6%, renter occupied; and 7.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 2,043 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.59%. Median home value in the area is \$332,812, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.10% annually to \$351,570.

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